



ILLINOIS MAIN STREET GENERAL RECOMMENDATIONS SAMPLE

Date:
Project Name:

City:
Address:

The Illinois Main Street Program, through the Illinois Historic Preservation Agency, has provided this free design assistance to qualified property/business owners in the officially designated Main Street project areas. The recommendations are based on information supplied to the staff designers. Should obscured architectural details or problems be revealed during the work, the local project manager and/or IHPA staff should be consulted.

These recommendations meet the Secretary of Interior's Standards for Rehabilitation. The Standards and their interpretation are available online at www.cr.nps.gov/hps/tps/standguide/rehab/rehab_index.htm. For further information regarding income-tax credits, contact the IHPA staff or your local program manager. For more detailed technical assistance or product information, contact the IHPA staff.

RECOMMENDATIONS SUMMARY

- Repoint masonry as needed.
- Furnish and install new wood windows.
- Install new storefront.
- Furnish and install new signage.
- Execute normal maintenance procedures as needed.

CONTRACTOR'S NOTES

The contractor shall inspect existing conditions before starting work.

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The contractor shall obtain all required permits.

The contractor shall conduct all work in accordance with local codes.

The contractor shall protect from damage all existing features that are not within the scope of work.

Paints used shall be Benjamin Moore color 840, Benjamin Moore color 839, and Benjamin Moore color 1096 or match. All painted surfaces should be appropriately prepared, primed, and given two topcoats. Any surface receiving color 840 should also receive a tinted primer.

SCOPE OF WORK

Recommendations and drawings cover work to be done on main elevation only.

Recommendations and drawings cover exterior work only.

Other work should be done according to owner's specifications.

MASONRY

Repoint wall only where needed. Joints to be raked out by hand to 1.5 times the thickness of the joint and a minimum of three-quarters of an inch (3/4"). Care is to be taken not to damage masonry. Use lime-based (Type N or softer) mortar that matches existing in color and joint profile.

Main elevation: Repair damaged portions of stucco. Two coats Benjamin Moore color 1096 or match is recommended. Cornice area to receive two coats of Benjamin Moore color 840 or match for top portion and 839 or match for lower portion, as shown. See Sheet 1 for paint chips to match.

Prime, and paint stucco arched lintels as shown. Surface to be prepared by low-pressure water wash (less than 400 psi at the material's surface). Two coats of Benjamin Moore color 1096 or match is recommended. See Sheet 1 for paint chips to match.

Prime and paint masonry sills as shown. Surface to be prepared by low-pressure water wash. Two coats Benjamin Moore color 1096 or match is recommended. See Sheet 1 for paint chips to match.

Side elevation: Repair damaged portions of stucco. Surface to be prepared for painting by low-pressure water wash. Two coats of Benjamin Moore color 1096 or match is recommended.

WINDOWS

Remove plywood infill. Furnish and install 3 new solid-wood, one-over-one, round-headed windows on the upper floor.

Paint upper-floor windows as shown. Frames and brick-mold to be painted two coats Benjamin Moore color 840 or match. Two coats Benjamin Moore color 839 or match is recommended for sashes. See Sheet 1 for paint chips to match.

STOREFRONT

Remove existing non-historic storefront materials as shown. Care should be taken during demolition to prevent damage to any significant existing building components that are currently hidden. If storefront columns as shown in drawing are existing, columns shall be scraped, primed and painted to match Benjamin Moore color 839. If columns have been removed, furnish and install new columns to match existing.

Transom

Transom area, which is currently infilled with plywood, shall be investigated to determine whether the plywood hides any original transom materials. Transom areas can be restored to glazing, or the plywood can be left in place and painted to match Benjamin Moore color 840. Transoms in the new storefront shall match existing.

Entry

Doors shall be scraped, primed and painted to match Benjamin Moore color 1096 or match. Frames shall be scraped, primed and painted two coats Benjamin Moore color 1099 or match.

Display Windows

Retain and repair existing glass display windows. Display window frames and sills shall be scraped, primed and painted two coats Benjamin Moore color 1099 or match. See Sheet 1 for paint chips to match.

LIGHTING

Furnish and install 3 “angled reflector” gooseneck light fixtures by Abolite in “Gloss Green” in the lintel area as shown on the drawing. See: http://www.lsi-industries.com/lighting_product.asp?ID=413.

AWNINGS

Install fixed frame fabric awnings over entry as shown. Awning frame to be anchored just under the lintel. There is to be neither a valance nor side panels. Frame shall not encroach upon the masonry to the right. Sunbrella awning fabric 6010 ("Turquoise") is recommended (see <http://www.sunbrella.com/cgi-bin/usa/fullsize.pl?SP=6010-0000>). Digital file of text available from IHPA staff. Text to be printed on the awning valance as shown in a color that matches Benjamin Moore color 862.

SIGNS

Remove existing flush mounted transom sign.

Remove existing projecting sign and hardware.

Install sign on valance of proposed storefront awning as shown. Bolts should be attached through the mortar joints, not through the brick.

Affix press-on window signs in display windows as shown.

Install flush-mounted, metal or laminated sign board over transom as shown.

LANDSCAPING

Plant vines along existing latticework on side of building and train them on the overhead alley frame as shown. Type of vines to be determined by nursery.